

August 17, 2004 CPC



**STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION**

05SN0119

Chesterfield County Board of Supervisors

**Dale Magisterial District
Chesterfield Industrial Park**

- REQUESTS:** I. Amendment to Conditional Use and Conditional Use Planned Development (Case 91SN0222) to delete Condition 2 relative to outside storage restrictions.
- II. Conditional Use to permit contractor's offices and display rooms and outside storage in the Chesterfield Industrial Park.

PROPOSED LAND USE:

Contractor's offices and display rooms and outside storage are proposed in addition to uses currently permitted within the Chesterfield Industrial Park.

RECOMMENDATION

REQUEST I:

Recommend approval of the amendment to Conditional Use and Conditional Use Planned Development (Case 91SN0222) to delete Condition 2 relative to outside storage restrictions for the following reasons:

- a. The recommended Condition provides greater flexibility for screening of outside storage areas and increases permitted outside storage areas for existing and potential uses within the Industrial Park while still maintaining quality development.

- B. Existing development standards, conditions, and Park covenants and restrictions further ensure quality development.

REQUEST II:

Recommend approval of the Conditional Use to permit contractors' offices and display rooms and outside storage within the Chesterfield Industrial Park for the following reasons:

- A. The Central Area Plan designates the request property, the Chesterfield Industrial Park, for light industrial use. The Park has been zoned and developed for a mix of office, commercial and industrial uses and outside storage is currently permitted. The proposed land uses, as conditioned, would be compatible with existing and anticipated future development in the Park.
- B. Existing development standards and conditions ensure land use compatibility with existing and anticipated area development. The Protective Covenants, Conditions and Restrictions for the Industrial Park further ensure quality of development.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.)

CONDITION

Outside storage shall be permitted as accessory to a permitted or restricted use, provided that:

- a. Such storage shall be screened from view of public road rights of way and all private roads. Screening shall be accomplished by the use of building design, landscaping, berms and opaque fencing and/or a combination thereof. The exact treatment shall be approved at the time of site plan review;
- b. No more than ten (10) percent of the lot area of the principal use on any zoning lot may be used for outside storage, provided that such area does not exceed a maximum of 3,500 square feet; and
- c. Outside storage shall be restricted to internal side (not corner side) and rear yard areas and shall observe the minimum required setbacks for parking areas. (P)

(Note: With the approval of this request, Condition 2 of Case 91SN0222 shall be deleted. All other conditions of Cases 91SN0222 and 94SN0137 shall remain in effect.)

GENERAL INFORMATION

Location:

North and south lines of Whitepine Road, west of Ironbridge Road and known as Chesterfield Industrial Park. Tax IDs 762-673-9607; 763-672-6718; 763-673-5223 and 8643; 763-674-3879; 764-670-9694; 764-671-5216 and 7534; 764-672-1870, 6418 and 9898; 764-673-1482, 4558 and 7326; 765-670-1577, 4242, 5365, 6637, 7072, 8484, 8515, 8959 and 9399; 765-671-0055, 1576, 2629, 2886, 5407, 5456, 8090, 8125 and 9678; 765-672-2762, 4633, 6215 and 7304; 766-669-1887, 3384, 4864 and 8576; 766-670-0607, 1344, 1683, 2927, 3163, 4843, 6917, 8074 and 8404; 766-671-1171, 1560, 2154, 2839, 4028 and 5411; 767-669-0056, 2749, 4391, 5811, 6235, 7077, 8864 and 9931; 767-670-1140 and 2625, and 768-669-3010 (Sheet 17).

Existing Zoning:

I-1 and C-5

Size:

318.6 acres

Existing Land Use:

Chesterfield Industrial Park

Adjacent Zoning and Land Use:

North – I-1; Chesterfield County Airport

South and West – I-1 and A; Single family residential, industrial or vacant

East – C-5 and A – Single family residential, commercial or vacant

UTILITIES; ENVIRONMENTAL; PUBLIC FACILITIES

This request will have no impact on these systems.

Transportation:

Development must adhere to the Development Standards Manual in the Zoning Ordinance relative to access and internal circulation (Division 5). Development under the proposed zoning (contractors' offices) is anticipated to have a similar traffic impact as development permitted by the existing zoning (Light Industrial). At the time of site plan review, specific recommendations will be made regarding access and internal circulation.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Central Area Plan which suggests the property and surrounding area are appropriate for light industrial and some general industrial uses with limited retail and service uses that are accessory to and part of an integrated industrial development.

Area Development Trends:

Surrounding properties to the north, south and west are zoned Light Industrial (I-1) and Agricultural (A) and are occupied by light industrial uses, the Chesterfield County Airport, single family residential uses or are vacant. Properties to the east are zoned General Commercial (C-5) and Agricultural (A) and are occupied by commercial and single family residential uses or are vacant.

Zoning History:

On August 28, 1991, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, approved rezoning from Light Industrial (M-1) to Light Industrial (I-1) with Conditional Use to permit outside storage on a portion of the request property and Rezoning from Light Industrial (M-1) to Light Industrial (I-1) with Conditional Use Planned Development (Case 91SN0222) on the remainder of the Park to permit use exceptions and outside storage. As conditioned, uses within the area of the Conditional Use Planned Development were limited to uses permitted in the Light Industrial (I-1) District and specified General Industrial (I-2) uses. In addition, outside storage was permitted as accessory to a permitted or restricted use with certain restrictions relative to screening, size, height and location of outside storage areas.

On December 15, 1993, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, approved rezoning from Light Industrial (I-1) to General Business (C-5) on one (1) parcel within the Chesterfield Industrial Park (Case 94SN0137). Conditions of approval limited uses to light industrial uses and a motor vehicle body repair, painting & incidental service and required vehicles awaiting repair to be stored inside a building.

Current Proposals:

With this request the applicant proposes to add contractors' offices as a permitted use and to delete Condition 2 of Case 91SN0222 which established restrictions for outside storage. Approval of the Conditional Use to permit outside storage, is recommended subject to the stipulations of the Condition which provides flexibility for screening of outside storage areas and increases permitted outside storage areas within the Industrial Park.

Uses:

With the approval of this request, contractors' offices and display rooms and outside storage would be permitted in addition to those uses permitted by previous cases.

Outside Storage:

With the approval of this request, outside storage areas would continue to be permitted within the Industrial Park. Condition 2 as recommended would permit outside storage as accessory to a permitted or restricted use within the Park provided that such storage is screened from view of public road rights of way by the use of building design, landscaping, berms and opaque fencing and/or a combination thereof, no more than ten (10) percent of the zoning lot area of the principal use is used for outside storage (not to exceed 3,500 square feet) and outside storage is restricted to internal side and rear yard areas where minimum required setbacks for parking areas can be met.

Site Design:

The Chesterfield Industrial Park is located within an Emerging Growth District. Therefore, development of vacant parcels or any redevelopment of existing uses within the Park must conform to the development standards of the Zoning Ordinance for Emerging Growth areas which address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of loading areas and dumpsters. In addition, development or redevelopment must comply with the Protective Covenants, Conditions and Restrictions for the Park.

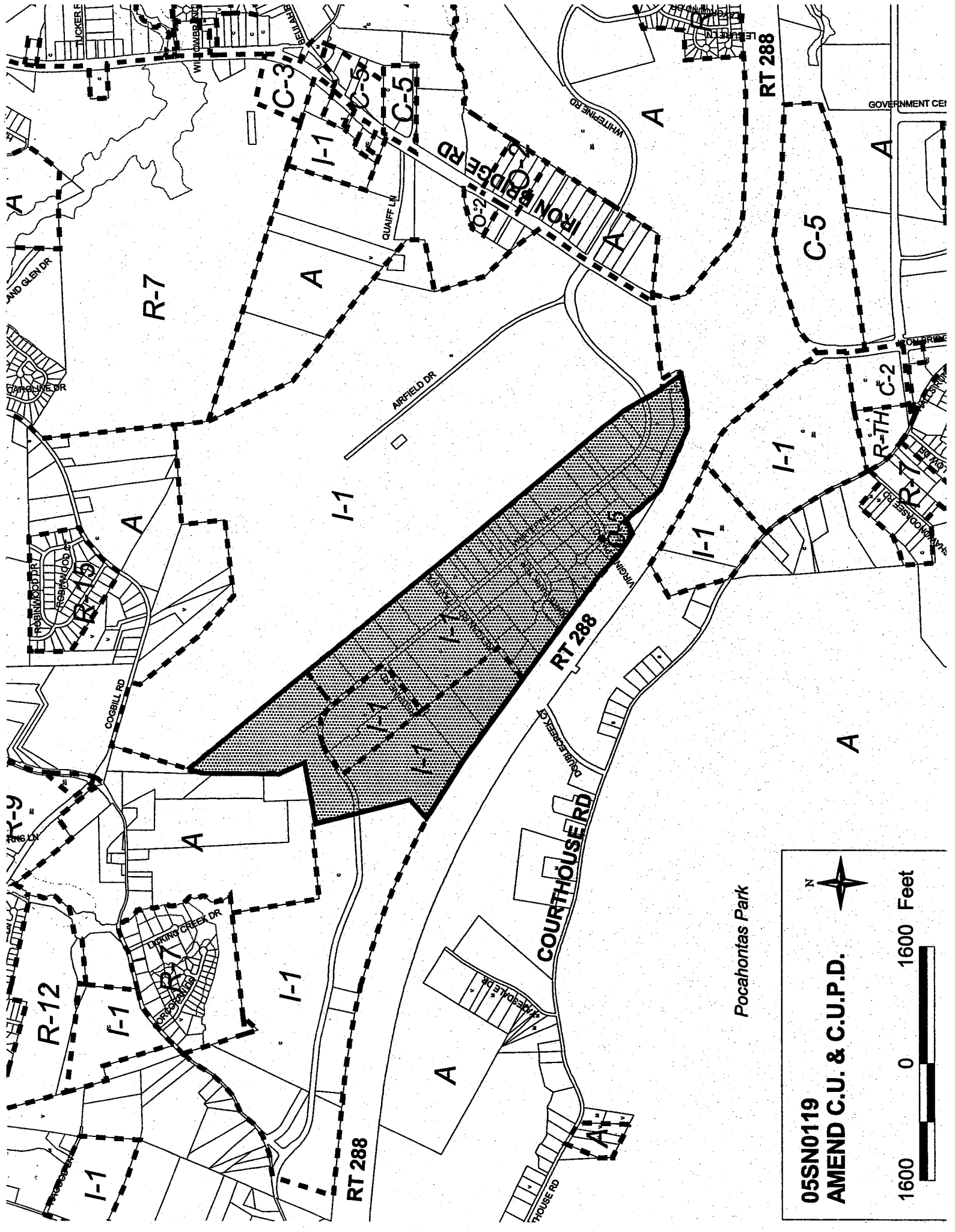
CONCLUSIONS

The Central Area Plan designates the request property, the Chesterfield Industrial Park, for light industrial use. The Park has been zoned and developed for a mix of office, commercial and industrial uses. The proposed land uses would be compatible with existing and anticipated future development in the Park.

Outside storage is currently permitted within the Park. With the approval of the request, the Industrial Park would be afforded greater flexibility relative to screening outside storage areas and would be permitted increased outside storage areas for existing and potential uses within the Industrial Park while still maintaining quality development.

Existing development standards and conditions ensure land use compatibility with existing and anticipated area development. In addition, the Protective Covenants, Conditions and Restrictions for the Industrial Park further ensure quality of development.

Given the foregoing, approval of these requests are recommended.



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AMEND C.U. & C.U.P.D.

